

District: Town of Provincetown
 School Name: Provincetown Schools
 Recommended Category: Preferred Schematic
 Date: July 30, 2015

Recommendation

That the Executive Director be authorized to approve the Town of Provincetown, as part of its Invitation to Feasibility Study, to proceed into Schematic Design for a limited renovation and repair project at the existing Provincetown Schools facility. MSBA staff has reviewed the Feasibility Study and accepts the District’s preferred solution.

District Information	
District Name	Town of Provincetown
K-8 School	Provincetown Schools (<i>former Provincetown High School</i>)
High School(s)	N/A
Priority School Name	Provincetown Schools
Type of School	Elementary-Middle School
Grades Served	K-8
Year Opened	1931
Existing Square Footage	67,680
Additions	1963: Addition (gym, two science labs and vocational shops) 1986: Library addition, vocational renovations, elevator, and gym roof replacement
Acreage of Site	11.66 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - Windows - Roof - Accessibility
Original Design Capacity	Unknown
2014-2015 Enrollment	111
Agreed Upon Enrollment	N/A
Enrollment Specifics	N/A

MSBA Board Votes	
Invitation to Eligibility Period	January 29, 2014
Invitation to Feasibility Study	July 30, 2014
Preferred Schematic Authorization	On August 6, 2015 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on September 30, 2015
Feasibility Study Reimbursement Rate (<i>Incentives points are not applicable</i>)	50.85%

Consultants	
Owner's Project Manager	Atlantic Construction & Management, Inc.
Designer	Raymond Design Associates, Inc.

Discussion

The existing Provincetown Schools facility is a 67,680 square foot, four-story building on an 11.66 acre site originally constructed in 1931. Additions were completed in 1963 and 1986. The District's Statement of Interest ("SOI") identified numerous deficiencies in the following areas: mechanical systems, electrical capacity, roofing, handicap accessibility, and windows. The District has not identified overcrowding or undersized spaces as a detriment to the delivery of its educational program, but rather attributed interruption to the delivery of its program due to aging and/or failing systems infrastructure. For this reason, the scope of work for this project does not include significant layout adjustments or the need for changes to existing square footage.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program and received input from educators, administrators, and facilities personnel. Based on the findings of this effort and the limited scope of the proposed project, the District and its consultants studied multiple options for each area of proposed work:

- Four options for HVAC and boiler replacement
 - Variations in fuel type, heat delivery system, extent of piping and controls were studied ranging in costs from \$32.74/SF to \$71.03/SF
- Two options for fuel storage
 - Above ground and underground storage tanks were studied ranging in cost from \$0.55/SF to \$1.43/SF
- Three options for an emergency generator
 - Variations in capacity ranging in cost from \$1.80/SF to \$5.99/SF
- Thirteen options for partial roof replacement
 - Variations in roofing material, levels of insulation and length of warranty were studied ranging from \$25.00/SF to \$40.00/SF
- Three options to replace the gymnasium windows
 - Windows, curtain wall and translucent insulated panels were studied ranging from \$10.30/SF to \$19.46/SF

In an effort to determine the preferred scope of this renovation and repair project, the District further evaluated the scope and cost of each option and associated area of work. Below is a summary of the District's Preferred Solution:

Summary of Preliminary Design Pricing for Preferred Option

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sf)	Square Feet of New Construction (cost*/sf)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sf)	Estimated Total Project Costs
HVAC and Boiler Replacement						
New Hot Water Boilers, Piping, and Terminal Units Dual-Fuel Burner	62,645	62,645 \$71.03/sf	0 \$0/sf	\$0	\$4,449,594 \$71.03/sf	\$5,754,473
Fuel Storage						
(2) 2,000 Gallon Underground LP Storage Tanks	62,645	62,645 \$1.43/sf	0 \$0/sf	\$0	\$89,625 \$1.43/sf	\$116,512
Emergency Generator						
80 Kw Diesel Generator Slab on Grade	62,645	62,645 \$2.51 /sf	0 \$0/sf	\$0	\$157,500 \$2.51/sf	\$204,750
Partial Roof Replacement						
EPDM - 30 Year Warranty w/ 4.5" Insulation	62,645	62,645 \$31.32/sf	0 \$0/sf	\$0	\$644,096 \$31.32/sf	\$837,325
Gymnasium Windows						
Fixed Aluminum Curtain Wall	62,645	62,645 \$19.46/sf	0 \$0/sf	\$0	\$129,427 \$19.46/sf	\$168,255
<i>Preferred Option Total</i>	62,645	62,645 \$87.32/sf	0 \$0/sf	\$0	\$5,470,242 \$87.32/sf	\$7,111,314

* Marked up construction costs

** Does not include construction contingency

The District has selected the scope listed above for its preferred solution to proceed into Schematic Design because it achieves the District’s desired level of renovation and repair necessary to continue delivering its educational program in an efficient and safe environment, while extending the life of the existing facility.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee (“FAS”) on July 8, 2015. At that meeting, members of the FAS raised a concern regarding the building’s accessibility and discussed the appropriateness of the building to suit the facility’s enrollment and grade structure. The District has identified various accessibility upgrades throughout the existing building and will be pursuing several variances from the Architectural Access Board during the Schematic Design phase. Given the unknown possibility of success in receiving these variances, the District has included the costs for all accessibility upgrades in its total project budget.

MSBA staff reviewed the conclusions of the Feasibility Study and all subsequent submittals with the District and found:

- 1) MSBA reviewed the Feasibility Study and subsequent material and finds that the options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District's preferred solution is reasonable and cost-effective and meets the needs identified by the District.
- 2) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.
- 3) As part of the Schematic Design phase, the District will work with the MSBA to determine a mutually agreeable methodology to differentiate eligible costs from ineligible costs.

Based on the review outlined above, staff recommends that the Town of Provincetown be approved to proceed into Schematic Design for a limited renovation and repair project at the existing Provincetown Schools facility.